Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

503/77 Village Way, Maribyrnong Vic 3032

Indicative selling price

	/ 1 1'
For the meaning of this price see consumer.vic.go	N/ au/underauntina
	Jv.au/unaciquoting

Single price \$400,000

Median sale price

Median price	\$490,000	Pro	perty Type Uni	t	Subur	o Maribyrnong
Period - From	01/01/2025	to	31/03/2025	Sou	Irce REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	4/14 Navigator St MARIBYRNONG 3032	\$419,000	20/05/2025
2	103/60 La Scala Av MARIBYRNONG 3032	\$400,000	04/04/2025
3	303/7 Thomas Holmes St MARIBYRNONG 3032	\$440,000	01/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

05/07/2025 08:35



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Property Type: Apartment Agent Comments

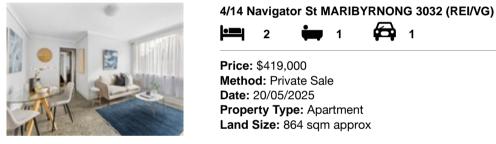
Melissa Privitelli 0422 707 023 melissa@whitefoxrealestate.com.au

Agent Comments

Agent Comments

Indicative Selling Price \$400,000 **Median Unit Price** March quarter 2025: \$490,000

Comparable Properties





2 1 1 Price: \$419,000 Method: Private Sale Date: 20/05/2025 Property Type: Apartment Land Size: 864 sqm approx

103/60 La Scala Av MARIBYRNONG 3032 (REI/VG)

2 1

Price: \$400,000 Method: Private Sale Date: 04/04/2025 Property Type: Apartment

303/7 Thomas Holmes St MARIBYRNONG 3032 (REI/VG) Agent Comments



Price: \$440,000 Method: Private Sale Date: 01/04/2025 Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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